

Standards For Land Developments

Sewage Disposal • Water Supply • Solid Waste Disposal & The Preservation of Environmental Quality



- A minimum of ten (10) working days shall be required for review upon receipt of these reports.
- The Health Department shall be provided an opportunity to observe any or all test holes and/or soil tests.
- Engineer please note: It is necessary for your report to cover every item listed herein, making reference to same. Please be concise to eliminate any confusion. Failure to complete all information as requested will be considered cause to withhold approval.
- Environmental Reports are to be submitted and certified by an Idaho Licensed Professional Engineer (Idaho Code 54-1202 (B)).

FORWARD

These guidelines are intended to be used as a guide for land development and represent a compilation of various statutory and regulatory requirements. For the exact requirement, please refer to the applicable statute or regulation.

The furnishing of Central District Health Department of any and all data needed to satisfy the content and intent of Idaho Code Title 50 Chapter 13 is the responsibility of the land developer and his technical consultants.

It is to be noted that certain county ordinances may require additional information beyond the scope of this guide.

Any aspect of the design of the a proposed development which, in the opinion of the Central District Health Department, is likely to cause serious public health problems or degradation of the environmental quality shall be cause for a recommendation from the Health Authority for the sanitary restrictions to not have been satisfied under Idaho Code Title 50 Chapter 13 sections 1325 to 1360.

Central District Health Department activities in this regard will be coordinated with appropriate State Agencies having regulatory control over professional services (I.C. Title 54, Chapter 12 and 20.)

The following information may be required for subdivision plats when they are received for review. The information shall be submitted in a report form along with a copy of a map of the proposed subdivision.

I. DESCRIPTION OF PROJECT

- A. Name of subdivision
- B. Location of subdivision
- C. Legal description of subdivision
- D. Owner, address, and telephone number
- E. Engineer
 1. Engineering Firm
 2. Engineer's address and telephone number
 3. Engineer's licensed number (registered and licensed with the State of Idaho under Idaho Code Title 54 Chapter 12
- F. Area of subdivision (total size in acres).
 1. Number of lots
 2. Area of lots.
 3. Minimum lot size.
 4. Type of development proposed.



707 N. Armstrong Pl. • Boise, ID 83704 • (208) 375-5211

II. SUBDIVISION PLAT MAP

Requirements as per I.C. Title 50, Chapter 13; Title 39, Chapter 1; Title 39, Chapter 36; Idaho Department of Environmental Quality Rules and Regulations, Title 1, Chapter 3, Individual and Subsurface Sewage Disposal Regulations.

- A. Topographic map with five (5) foot contours (when required).
- B. Show rock out crops.
- C. Show proposed lot lines.
- D. Show all easements and proposed encroachments.
- E. If underground irrigation lines or other pipe lines and utilities are present, indicate their location on the tentative map.
- F. Show 100 year flood plain. (Below-a-dam 100-year flood plain is the area impacted if all water was to be released as a result of an emergency.
- G. State or show drainage and run-off on streets and roads and any other drainage problem areas.
- H. Show existing wells within 150 feet of the development.
- I. Color code all areas in the proposed development which exceed a twenty (20) percent natural slope.
- J. Lots with individual septic tanks and individual water should be at least one (1) acre in size.
- K. Spring discharges.
- L. Show all surface water systems (i.e., rivers, streams, lakes, ponds, ditches, drains, etc.) within 300 feet of the proposed development.

III. SEWAGE DISPOSAL SYSTEM

Requirements as per Title 39, Chapter 1, Title 39, Chapter 36, Idaho Department of Environmental Quality Rules and Regulations, Title 1, Chapter 3, Individual and Subsurface Sewage Disposal Regulations.

A. Individual Sewage Disposal Systems.

1. Submit a report of the soils profiles and analysis to a depth of at least six (6) feet below the bottom of the proposed absorption systems or at a depth specified by the Health Authority.
 - a. Include soil profile log as evidence of soils using the Technical Guidance Manual for Individual and Subsurface Sewage Disposal.
2. Provide soils testing data as required by the Health Authority.
3. Furnish a signed statement as to whether or not the soils on each lot in the development are capable of satisfactorily treating and disposing of sewage effluent.
4. Submit documents that demonstrate that all lots can comply with the applicable rules and regulations.
5. Determine the high normal ground water level, when it occurs, and the duration. High water shall be determined during the season of highest ground water.
6. Provide a geological or hydrological hazard report (when required).
7. State the maximum application rates as per the Technical Guidance Manual.

B. Central Subsurface Systems.

Requirements as per Title 39, Chapter 1; Title 39, Chapter 36; Idaho Department of Environmental Quality Rules and Regulations, Title 1, Chapter 3, Individual and Subsurface Sewage Disposal Regulations and Central District Health Department's Community Sewage System.

1. Provide all information as per the Central District Health Department's Community Subsurface Sewage Disposal Systems Regulations and Individual Sewage Regulations.

C. Public Sewage Disposal System.

Requirements as per Idaho Code 39-118; Title 50, Chapter 13.

1. State the type of system.
2. Provide a letter of approval of plans by the Idaho Department of Environmental Quality or Qualified Licensed Professional Engineer representing the City, County, Quasi Municipal Corporation, or Regulated Public Utility.
3. Provide a letter from the entity receiving the sewage stating that they will service the development.
4. Provide a copy of the as-built plan certification (when required).

IV. WATER SYSTEMS

Requirements as per Idaho Code Title 37, Chapter 21; Title 39, Chapter 1; Title 50, Chapter 13 and the Idaho Department of Environmental Quality Regulations, Title 1, Chapter 8, Idaho Regulations for Public Drinking Water Systems.

General Requirements:

1. Provide a statement and documentation of the availability and source(s) of water to meet the demands of the parcels in the development.
 2. Furnish a statement that abandoned water wells have been sealed to prevent contamination of the aquifer.
- A. Individual Water
1. Verify that each lot meets the recommended setback standards for individual water supplies.
- B. Public Water (Community and Non-Community)
1. Provide a letter of approval of plans by the Idaho Department of Environmental Quality or Qualified Licensed Professional Engineer representing the City, County, Quasi Municipal Corporation, or Regulated Public Utility.
 2. State how a copy of the Homeowner's Corporation and the Water System Operation and Maintenance Manual is to be provided to the parcel buyer.

3. Provide a letter from the purveyor providing water to the development stating that they will service the development.
4. Provide a copy of the as-built plan certification (when required).

V. SOLID WASTE

Requirements as per Idaho Code Title 39, Chapter 1; Title 67, Chapter 52; Chapter 87 Idaho Session Laws 1973 and the Idaho Solid Waste Management Regulations and Standards.

- A. State the method proposed to manage solid waste.
- B. Note if there are any transfer stations or sanitary landfills within ten (10) miles of the development.
1. If there are none, indicate that area in the development which will be deeded to the county as a solid waste transfer site.

VI. AIR QUALITY

Requirements as per Idaho Code Title 39, Chapter 1 and the Idaho Air Quality Regulations.

- A. Provide a statement of the existing ambient air quality in the immediate vicinity.
- B. Furnish a statement as to the effect of the development on the existing ambient air quality.

VII. WATER QUALITY

Requirements as per Idaho Code 39, Chapter 1 and 36 and the Idaho Water Quality Regulations.

- A. Provide cross section of final disposal for stormwater, complete drainage plan and depth of ground water.

VIII. HAZARDS TO SAFETY

Requirements as per Idaho Code 52-101.

- A. Submit a statement that safety hazards (i.e. abandoned mine shafts, etc.) have been corrected and are not present.

IX. NOISE POLLUTION

Requirements as per Idaho Code 52-101.

- A. Submit an evaluation of the existing and projected noise pollution in the immediate and surrounding area.

X. OTHER

Requirements as per Idaho Department of Environmental Quality Rules and Regulations, Title 1, Chapter 3, Individual and Subsurface Sewage Disposal Regulations.

- A. Provide copies of approvals from applicable jurisdictions, to include cities, counties, planning and zoning commissions, area of impact and others.

XI. FINAL PLAT

Requirements as per Idaho Code Title 50, Chapter 13.

- A. The first sheet of the plat shall make reference to any restrictions on file with the County Recorder as set by the Health Authority. The following statements should also appear on the first page of the plat.
1. "Lots shall not be reduced in size without prior approval from the Health Authority."
 2. "No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release."
 3. "Reference is made to public health letter on file regarding additional restrictions."
- B. The second sheet (signature page) of the plat shall say:
1. Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

ADDITIONAL INFORMATION

Environmental impact reports may be required from the developer when it appears the development may have a significant environmental impact. This report could require analysis of the effect, if any upon the following:

1. Existing ambient air quality.
2. Existing water quality.
3. Existing water courses (any adverse effect to road cuts or lot improvements).
4. Nutrient Pathogen Fate Transport

ADDENDUM

SUBDIVISION GUIDELINES

I. AUTHORITY

Idaho Code 39:408 and 409-39:414 and 415 and Memorandum of Understanding between the Department of Environmental Quality and the District Health Departments, Idaho Code 50:1326-29.

II. DEFINITION

Subdivisions, as defined in State Code Title 50, Chapter 13 and Opinions by James C. Weaver 6-7-74 and 9-173 and Mathew J. Mullaney 12-12-72

ADA and BOISE County Office

707 N. Armstrong Place
Boise, ID 83704
375-5211

ELMORE County Office

of
Environmental Health
520 E. 8th St. North
Mountain Home, ID 83647
587-4407

VALLEY County Office

703 N. 1st St.
McCall, ID 83638
634-7194

